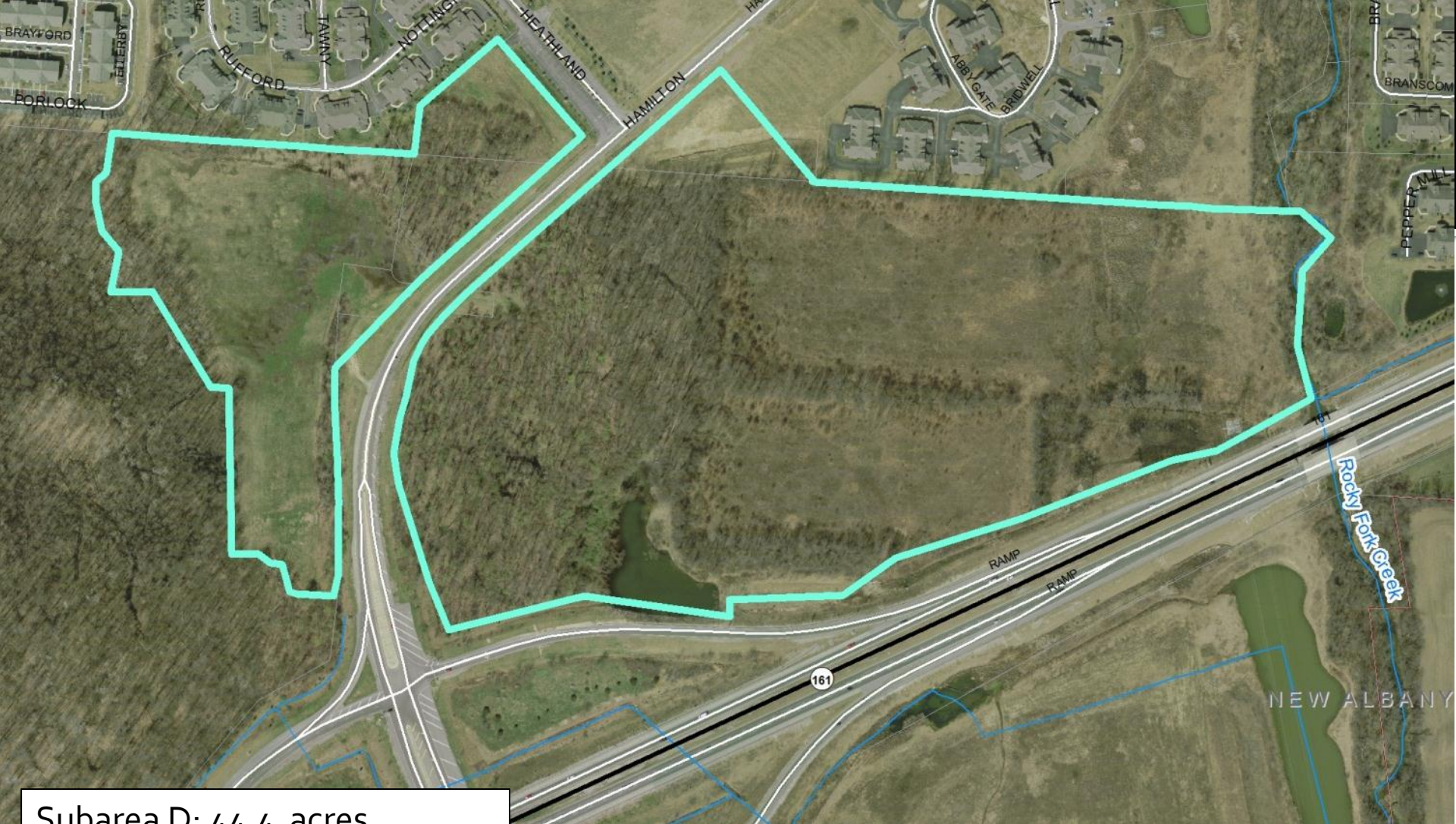


Z14-044

5074 East Dublin-Granville Road

Rocky Fork Blacklick Accord Advisory Panel

2/19/15



Subarea D: 44.4 acres
Request: CPD, LR to L-ARLD

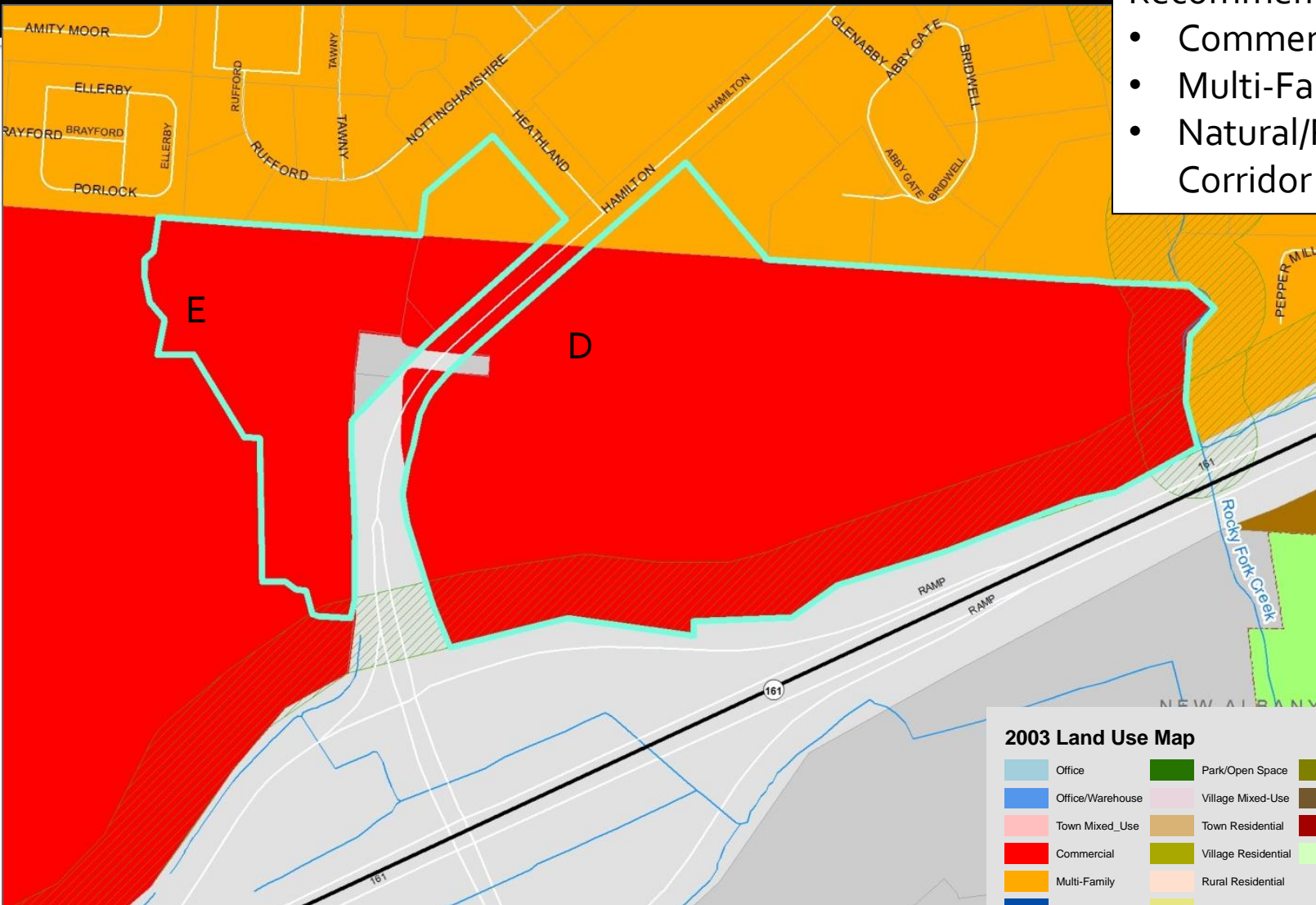
Subarea E: 14.5 acres
Request:
CPD & LC₄ to L-ARLD

Z14-044

5074 East Dublin-Granville Road

Rocky Fork Blacklick
Accord Land Use
Recommendation:

- Commercial
- Multi-Family
- Natural/Rural
Corridor



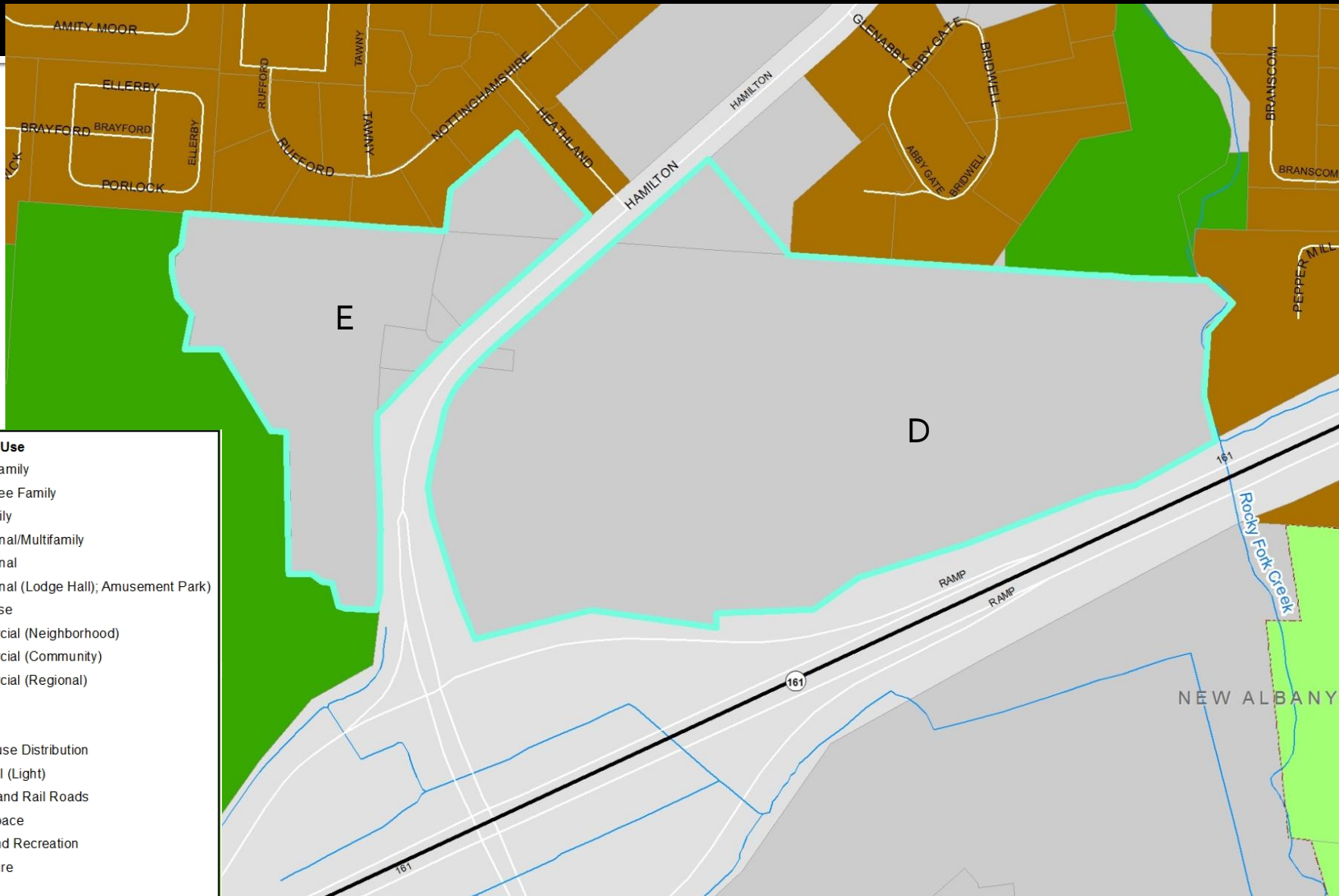
2003 Land Use Map

Office	Park/Open Space	Neighborhood
Office/Warehouse	Village Mixed-Use	Neighborhood Center
Town Mixed_Use	Town Residential	Neighborhood Center Commerical
Commercial	Village Residential	Park Zone
Multi-Family	Rural Residential	
Civic/Schools	Edge	

Z14-044

5074 East Dublin-Granville Road

Existing
Land Use

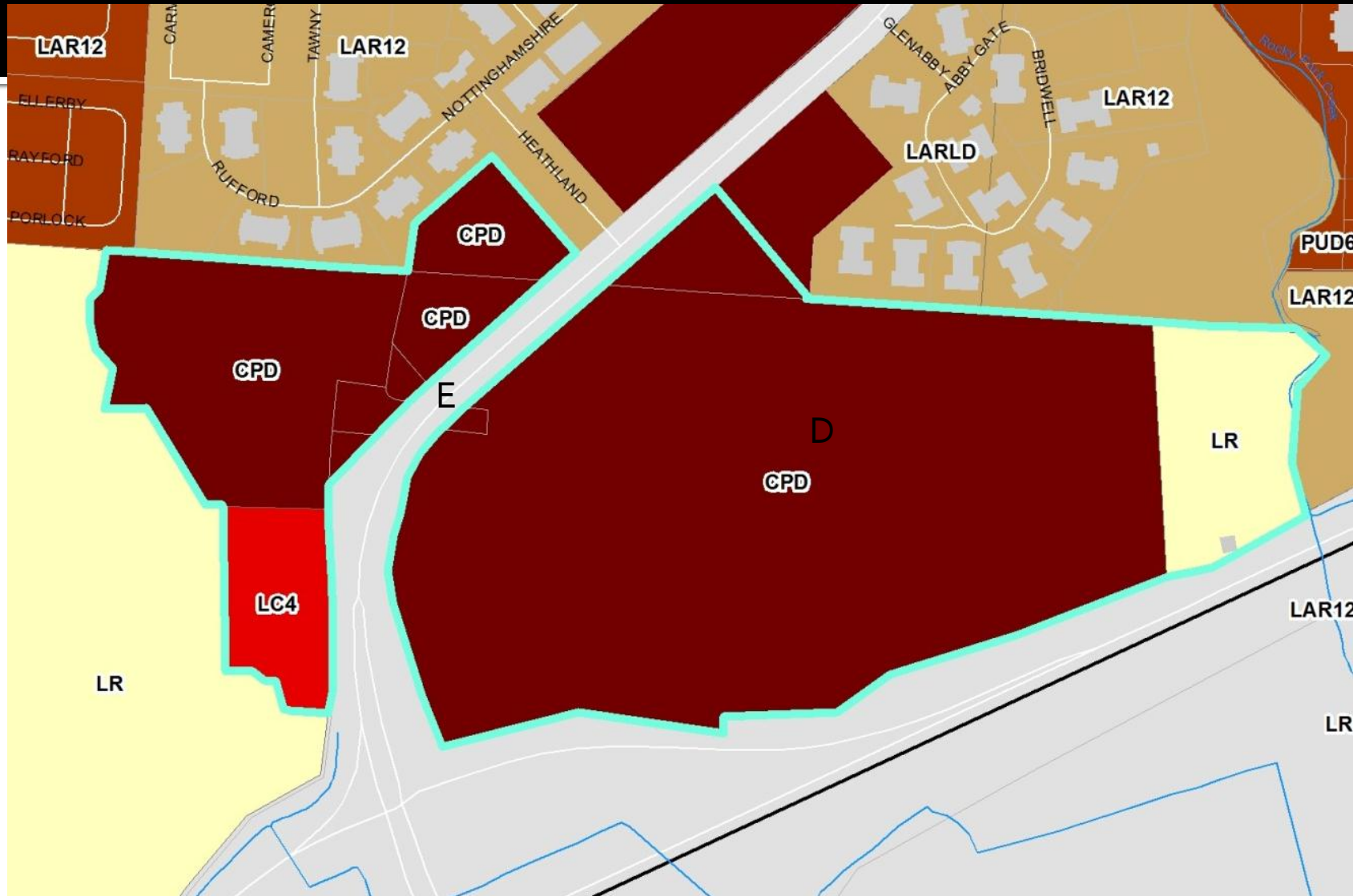


Existing Land Use	
	Single Family
	Two-Three Family
	Multifamily
	Institutional/Multifamily
	Institutional
	Institutional (Lodge Hall); Amusement Park
	Mixed Use
	Commercial (Neighborhood)
	Commercial (Community)
	Commercial (Regional)
	Parking
	Office
	Warehouse Distribution
	Industrial (Light)
	Utilities and Rail Roads
	Open Space
	Parks and Recreation
	Agriculture
	Vacant

Z14-044

5074 East Dublin-Granville Road

**Existing
Zoning**

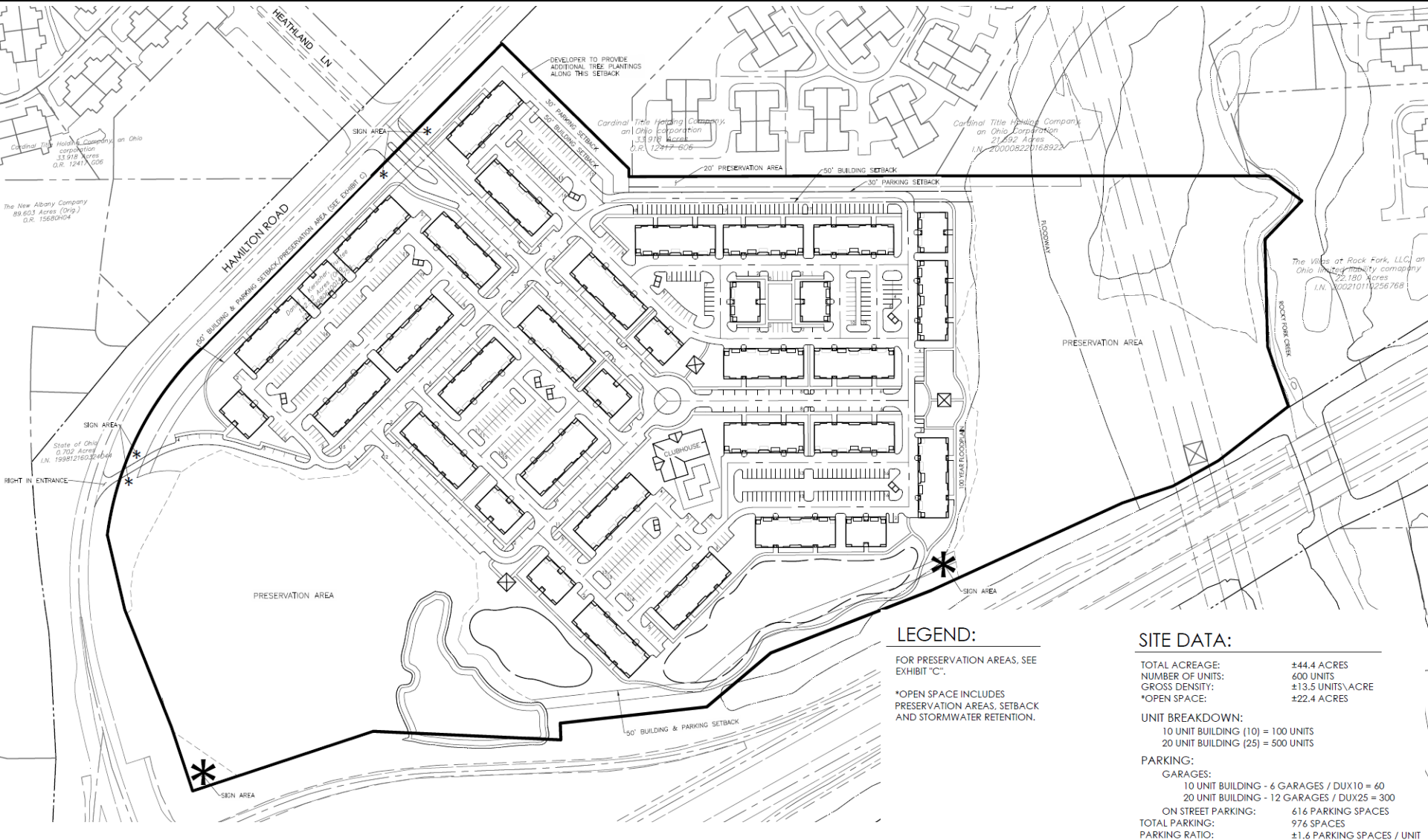




Z14-044

5074 East Dublin-Granville Road

Subarea D Site Plan



LEGEND:

FOR PRESERVATION AREAS, SEE EXHIBIT "C".

*OPEN SPACE INCLUDES PRESERVATION AREAS, SETBACK AND STORMWATER RETENTION.

SITE DATA:

TOTAL ACREAGE:	±44.4 ACRES
NUMBER OF UNITS:	600 UNITS
GROSS DENSITY:	±13.5 UNITS/ACRE
*OPEN SPACE:	±22.4 ACRES

UNIT BREAKDOWN:

10 UNIT BUILDING (10) = 100 UNITS
20 UNIT BUILDING (25) = 500 UNITS

PARKING:

GARAGES:	
10 UNIT BUILDING - 6 GARAGES / DUX10 = 60	
20 UNIT BUILDING - 12 GARAGES / DUX25 = 300	
ON STREET PARKING:	616 PARKING SPACES
TOTAL PARKING:	976 SPACES
PARKING RATIO:	±1.6 PARKING SPACES / UNIT

LEGEND:

- WETLAND BUFFER
- WETLAND
- FOR PRESERVATION AREAS, SEE EXHIBIT "C"

SITE DATA:

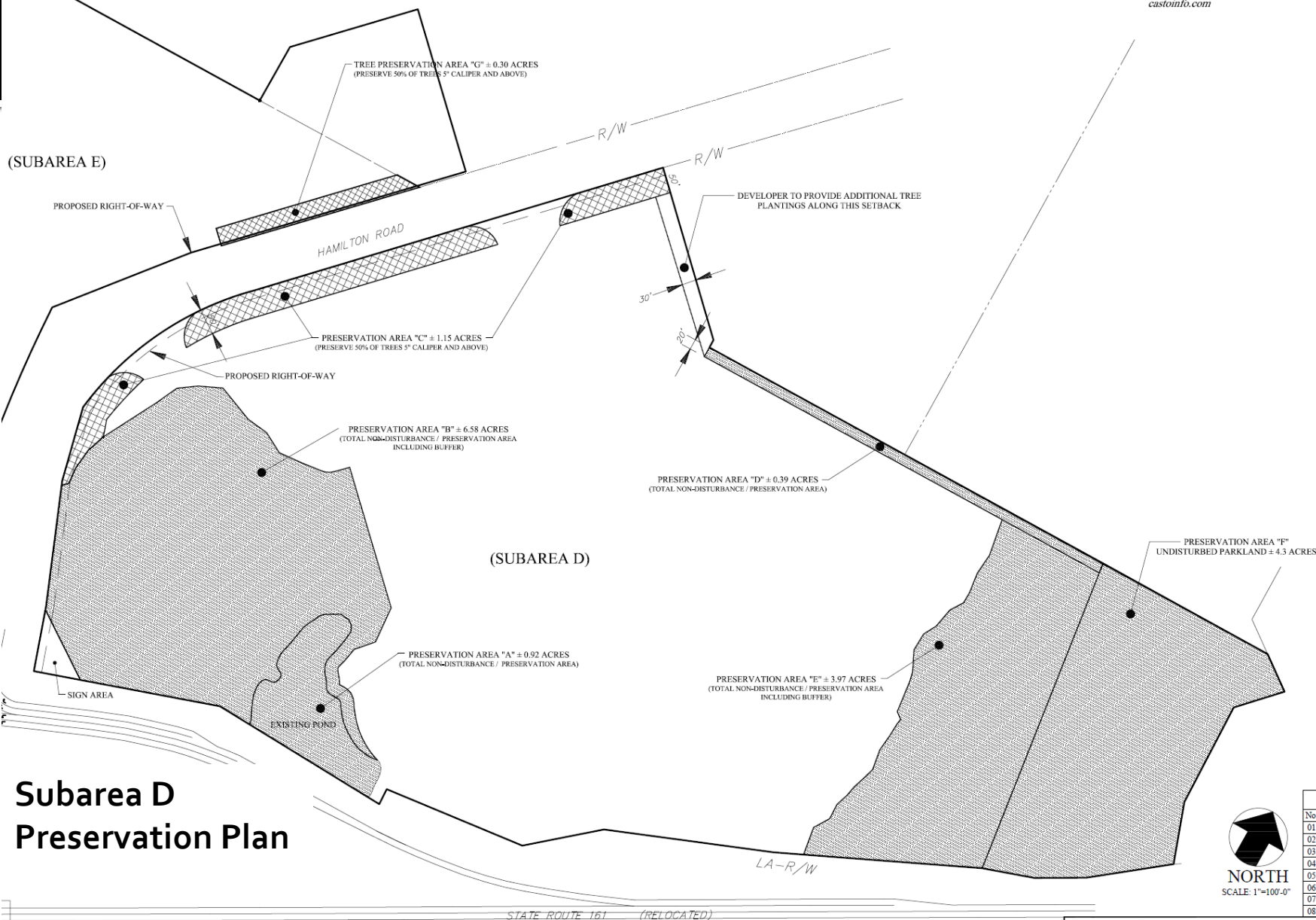
TOTAL ACREAGE: 44.4 ACRES
NUMBER OF UNITS: 600 UNITS
GROSS DENSITY: 13.5 UNITS/ACRE
***OPEN SPACE:** 22.4 ACRES

UNIT BREAKDOWN:

- 10 UNIT BUILDING (10) = 100 UNITS
- 20 UNIT BUILDING (25) = 500 UNITS

PARKING:

- GARAGES: 10 UNIT BUILDING - 6 GARAGES / DUX10 = 60
20 UNIT BUILDING - 12 GARAGES / DUX25 = 300
- ON STREET PARKING: 416 PARKING SPACES
- TOTAL PARKING: 976 SPACES
- PARKING RATIO: 1.6 PARKING SPACES / UNIT



Subarea D Preservation Plan



NORTH
SCALE: 1"=100'-0"

REVISIONS	
No.	DATE
01	2-15-07
02	4-10-07
03	4-24-07
04	5-25-07
05	9-18-14 EMH&T
06	10-18-14 EMH&T
07	1-09-15 EMH&T
08	1-29-15 EMH&T

Z14-044

Subarea D: Building Rendering

EXHIBIT D
Page 1 of 2



Z14-044

Subarea D: Building A



VINYL SIDING

CEMENTITIOUS PANEL

BRICK

Building A- Front Elevation

$3/32" = 1'-0"$



Building A- Rear Elevation

3/32" = 1'-0"

VINYL SIDING
CEMENTITIOUS PANEL
BRICK



Buildings A & B- Left Side Elevation

3/32" = 1'-0"

CEMENTITIOUS PANEL
VINYL SIDING
BRICK



Buildings A & B- Right Side Elevation

3/32" = 1'-0"

Z14-044

Subarea D: Building B



Building B- Front Elevation

3/32" = 1'-0"



Building B- Rear Elevation

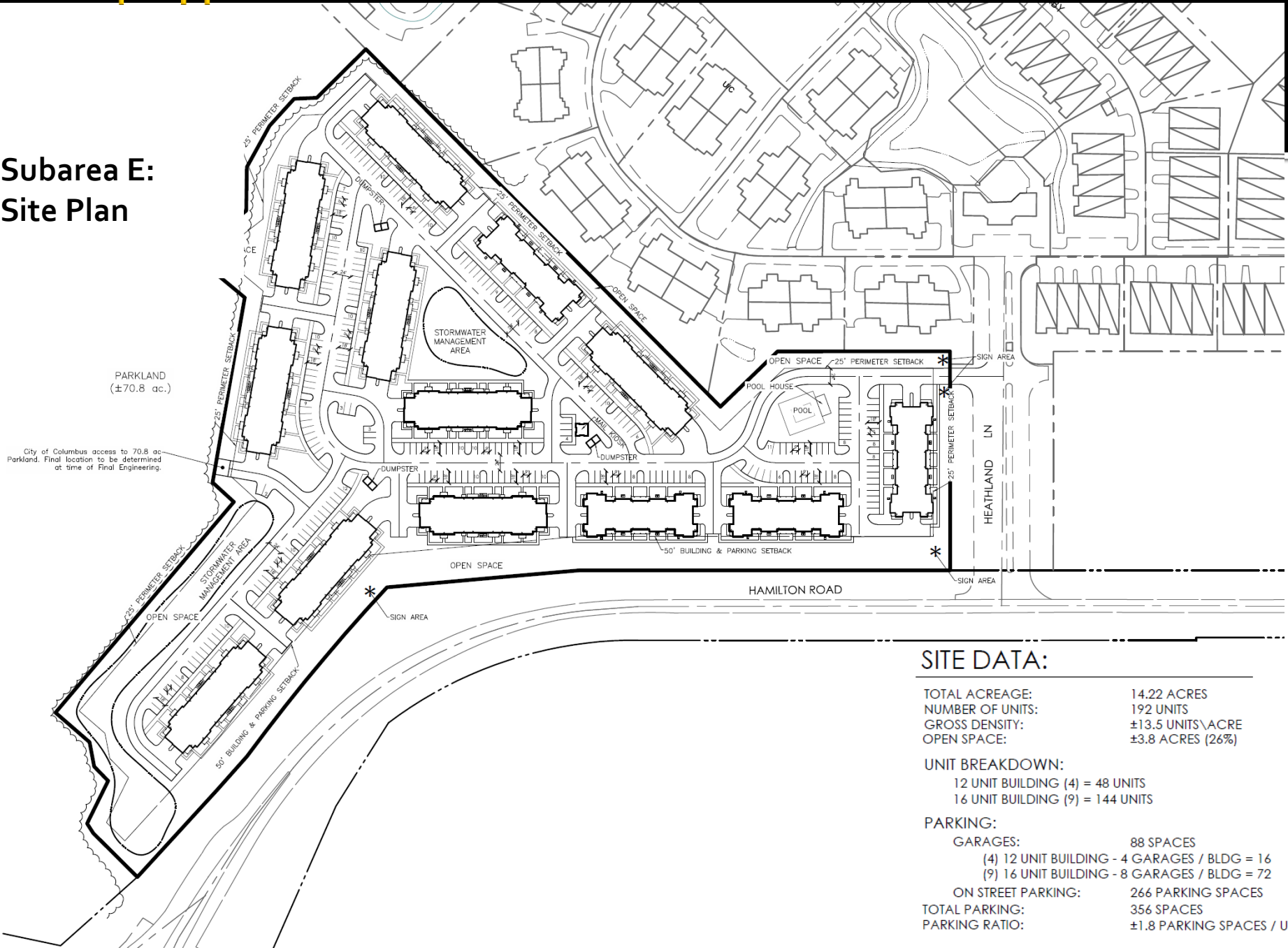
3/32" = 1'-0"

CEMENTITIOUS PANEL

VINYL SIDING

BRICK

Subarea E: Site Plan



SITE DATA:

TOTAL ACREAGE:	14.22 ACRES
NUMBER OF UNITS:	192 UNITS
GROSS DENSITY:	±13.5 UNITS/ACRE
OPEN SPACE:	±3.8 ACRES (26%)

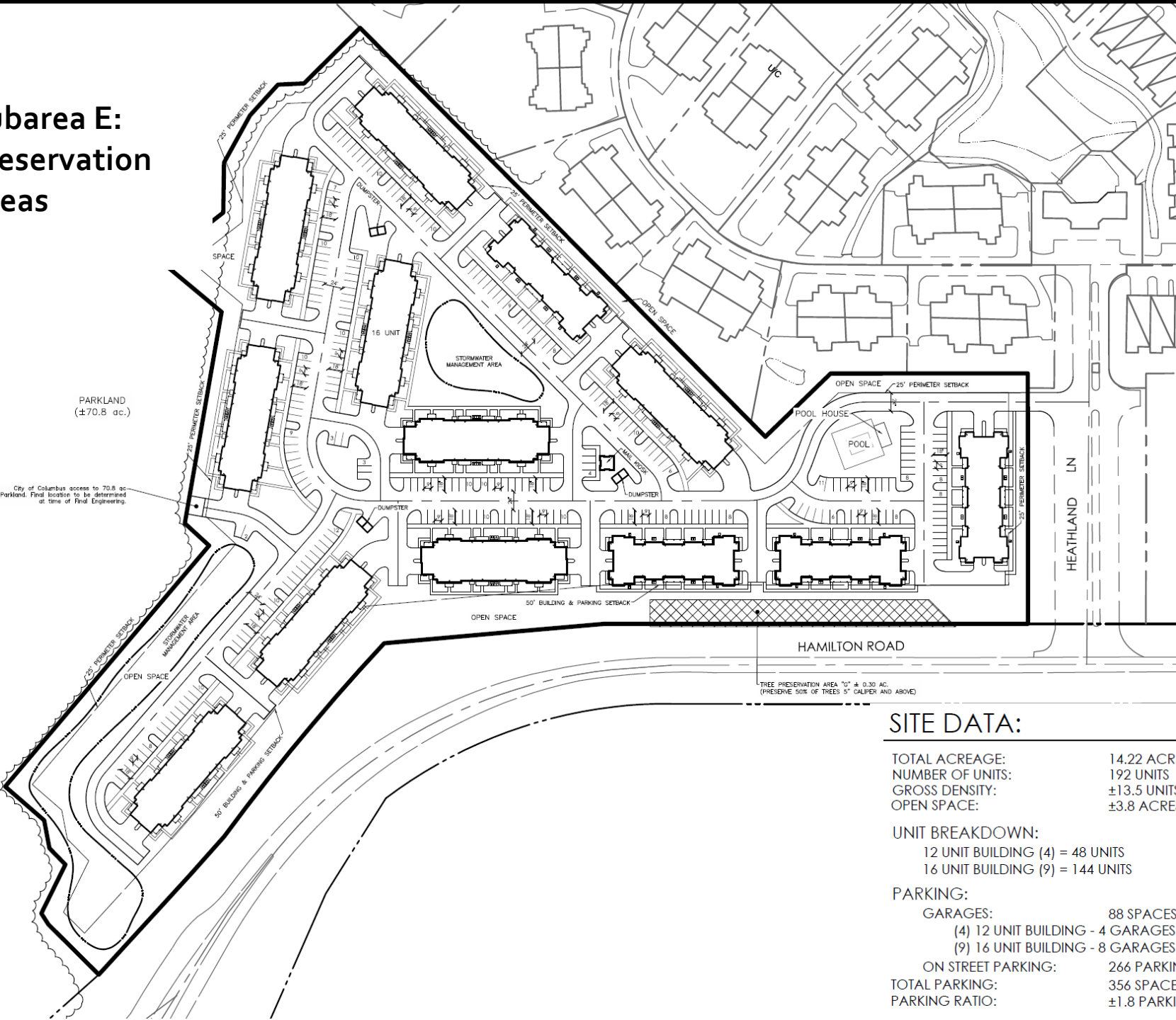
UNIT BREAKDOWN:

- 12 UNIT BUILDING (4) = 48 UNITS
- 16 UNIT BUILDING (9) = 144 UNITS

PARKING:

GARAGES:	88 SPACES
(4) 12 UNIT BUILDING - 4 GARAGES / BLDG = 16	
(9) 16 UNIT BUILDING - 8 GARAGES / BLDG = 72	
ON STREET PARKING:	266 PARKING SPACES
TOTAL PARKING:	356 SPACES
PARKING RATIO:	±1.8 PARKING SPACES / UNIT

Subarea E: Preservation Areas



SITE DATA:

TOTAL ACREAGE:	14.22 ACRES
NUMBER OF UNITS:	192 UNITS
GROSS DENSITY:	±13.5 UNITS/ACRE
OPEN SPACE:	±3.8 ACRES (26%)

UNIT BREAKDOWN:

- 12 UNIT BUILDING (4) = 48 UNITS
- 16 UNIT BUILDING (9) = 144 UNITS

PARKING:

GARAGES:	88 SPACES
(4) 12 UNIT BUILDING - 4 GARAGES / BLDG = 16	
(9) 16 UNIT BUILDING - 8 GARAGES / BLDG = 72	
ON STREET PARKING:	266 PARKING SPACES
TOTAL PARKING:	356 SPACES
PARKING RATIO:	±1.8 PARKING SPACES / UNIT

Z14-044

Subarea E:
Bldg A



A - BLDG. LONG WALL ELEVATION

SCALE 1/8"=1'-0"

Z14-044**Subarea E:
Bldg B**

Z14-044

**Subarea E:
Bldg B Rendering**



Planning Staff Comments

NE Corner SR 161/Hamilton (Subarea D):

- Consider 4 story buildings for the SR 161 frontage to allow for greater open space.
- Additional detail/color elevations are needed to better evaluate the architectural elements of the buildings generally.
- Describe/illustrate the exposure of the buildings that face the southwest corner of the site (buildings east and northeast of the pond and clubhouse) and SR161.
- Staff would like to see a text commitment to keep the storm water retention away from the preservation areas.

NW Corner SR 161/Hamilton (Subarea E):

- Consider 3 story buildings for the Hamilton Road frontage to allow for greater open space.
- Staff recognizes that the property's configuration makes efficient site layout challenging, staff encourages the applicant to reconfigure the site to include more usable open space.
- Staff encourages the applicant to allow for a greater setback from the wooded portion of the western border.
- Staff asks for clarification regarding the building elevations that will face Hamilton Road.
- Staff would like to see a text commitment to keep the storm water retention away from the preservation areas.